

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL
PLANNING GROUP. Minutes of the meeting on 8 February 2010.

Item 1. Chairperson Wally Riggs called the meeting to order at 1900 hours and the Pledge of Allegiance was recited.

- Planning Group members Ulm, Slagill, Bowen, Krickhahn, Riggs, Bretz, Manning, Vandover, Harris, Myrick, Hertel and Gabler were present, forming a quorum of 12.
- Member Walls was absent, but excused. Member Dillard was absent, not excused. Seat 14 is vacant.
- The minutes of the meeting on 11 January 2010 were not available for Group review.
- There were no expense reimbursement requests.

Item 2. Announcements. Mary Manning announced:

- That there will be a Curbside Chipping Day at the Harbison Canyon Community Center on 2 April, with an advance signup required; and
- That on 3 April the Harbison Canyon Lions Club is holding a fundraiser for its scholarship fund, with free screening for glaucoma and reading glasses also.

Wally Riggs announced:

- That the County gave final approval to the Brooks Second Dwelling project in Crest;
- That Janet Dillard has sent a letter of resignation from her Seat 1 of the Planning Group, and at the next meeting the Group can declare Seat 1 vacant;
- That a volunteer from the Group is needed to review a newly proposed lot split in Crest (Judy Bowen agrees to review the project); and
- That a volunteer from the Group is needed to review a Replacement Map for TM 2164, Harper Lot Split, that the Group approved in August 2009 (Pat Ulm agrees to review the project).

Item 3a. Open Forum. Andy Lomas, Gibson Highlands, asked about getting information about the minimum lot sizes allowed in that neighborhood. (He was introduced to, and received a card from, Jimmy Wong from the Department of Planning and Land Use who was present).

Item 3b. Group Forum. No one requested to speak.

Item 4. Committee Reports. None.

<Chairman Riggs adjusted the agenda so that Item 6b is considered next, before Item 5a, to enable the County staff persons to finish and depart earlier. >

Item 6b. Public Project Proposal. County Staff presentation about draft Zoning Consistency Review. Chairman Riggs introduced Jimmy Wong and Carl Stiehl from the Department of Planning and Land Use, who proceeded to give background and details about the need to ensure consistency between the zoning of each community plan area and the General Plan Update land use designations. An informational handout was distributed to the entire Group, and Wong and Stiehl demonstrated on display maps the zoning use regulations and minimum lot size changes that DPLU staff recommends for

the Planning Group area. They asked that the Group consider these recommendations at its March meeting and provide comments to DPLU immediately thereafter. DPLU hopes to then have its responses to all comments available for review in April.

Item 5a. Private Project Proposal. TPM 20176 RPL1, Kemerko, 4-lot split with remainder parcel, Mountain View Road. Chairman Riggs introduced Lawrence Walsh, Civil Engineer and representative for the project applicant. Mr. Walsh described some redesigns of the project in response to concerns of the County about the required wildlife corridor, and explained how the proposed changes could affect some of the neighbors' concerns about drainage and erosion, and alter concerns about the locations of septic leach fields. Chairman Riggs announced that TPM 20176 RPL1 will be an item on the agenda of the March meeting, and the Group will consider taking action then.

Item 5b. Private Project Proposal. Application for Administrative Permit # AD10-0003 for an oversized "as built" structure, 1819 Lotus Lane, Granite Hills. Member Mark Gabler reviewed the details about this proposal for the Planning Group. He explained that the property owner constructed a detached accessory structure at the back of the lot that is oversized and encroaches 8' into the 25' rear setback zone. The surrounding neighbors have been contacted and no one objects to its being oversized; they have not been contacted for their opinions about the 8' intrusion into the 25' setback.

Mark Gabler moved that the Planning Group recommends that the County approves a variance and grants AD 10-0003 to resolve the setback and oversized structure non-compliance issues for the accessory structure at 1819 Lotus Lane, The motion passed (12 yes; 0 no; 0 abstain).

Item 6a. Public Project Proposal. Priority List for Park Lands Dedication Ordinance (PLDO) Projects. Judy Bowen reported that the Crest Community Association has not yet provided its comments about the proposed PLDO projects for parks in Crest, so the list is not ready for Planning Group consideration and action. The PLDO List will be on the agenda of the March meeting.

Item 7. Unfinished Business. None.

Item 8. New Business. Distribution of Form 700. Chairman Riggs distributed a copy of Form 700 to all Group members and informed them that the forms need to be completed and submitted to the County as soon as possible.

Item 9. Adjournment. Jason Harris moved adjournment at 2050 hours. The motion passed unanimously.

Respectfully submitted, William L. Bretz (Secretary)